

Airport Board Meeting Master Plan Workshop City Council Chambers 203 S. Pacific, Kelso WA 98626 Thursday, July 9, 2009 Airport Board Meeting

Those present were as follows:

Airport Board:

George Raiter, County Commissioner Gerald Malella, City of Kelso Ken Botero, City of Longview Darold Dietz, Port of Longview

Staff

David Sypher, Director of Public Works Becky Hill, Department Assistant Denny Richards, City Manager Brian Butterfield, Finance Director Don Bell. Assistant Airport Director Denny Wise, Airport Manager

- 1. Call to Order: Meeting was called to order at 3:00 pm by Chairperson Darold Dietz.
- 2. **Approval of Minutes** June 11, 2009 meeting Motion made, motion second, motion passed.
- 3. **Acknowledgment of Vouchers** In the amount of \$11,881.01 for June 2009. Questions were asked about a couple of items in the budget. One is the Hangar Repairs in the amount of \$30,000 that has been appropriated. David addressed the Airport Board and advised them that was the amount that the Board ask to be put in the budget from lease agreement rates which reflect the increase in rates. Engineering fees and Operating Supplies were also questioned. David advised the Board that when we accepted the \$5,000 Federal Grant for the camera, we also must pay a monthly fiber optic charge that was not budgeted for and this expense will continue to go up as time goes by. Motion made, second. Motion passed.
- **4. Public Comments Dwight Irby, 6114 Willow Grove Road, Longview, Washington,** "I got a comment on the minutes. I know that it says here under Public Comments that our Secretary Fred Van Huson gave a talk, but our treasurer gave a little talk from EAA and I, did as president and I also took my president's hat off and gave a little talk as Dwight Irby and I see that is not in the minutes at all." "Just wanted to bring that up." It was asked if they were made under Public Comments. Dwight stated, "I think it is important that if we spend the time to come here, that we get our comments made public and put in the minutes for history and whatever." "So...it is easy to forget I know and I am not laying any blame, but just maybe we could put that stuff in there because I thought that was what we are here for."

Dwight was asked to refresh the Board's memory on what his comments were from the last meeting. Dwight stated "Well I had a number of them. One was that we were rejecting but were going to pay for the rent increases and then the treasurer had the same thing because he has to do his own bookkeeping and so he has a right to do that and then I had my own comment that I brought up that I thought it wasn't legal to do that, but we weren't going to

battle it at all either. So...but I think that should be a matter of Public Record because we did bring it up." "I also brought up that the priorities might be on the asphalt paving that was on out at the airport, and David brought up that we could talk about it afterwards and I did. I went up and talked to David about it and the asphalt paving as I remember, sitting in a meeting here that we had a workshop with everybody here but George was here and you weren't on George so it is not your fault, but we had a workshop on the priorities and it just appears to me that some of the priorities aren't exactly what we talked about. Like I don't think striping was a priority and I don't think that (interrupted at this point that we would be discussing these priorities later in the meeting). Dwight then stated that he wanted to get his opportunity for Public comments and the board had asked what he had said so he was relaying it to them."

Mr. Raiter ask Mr. Irby if before he sat down if the Chair and the board would be agreeable to include his comments today reflecting those comments that were overlooked in the minutes last time, if that would be adequate to at least refer to them even though we may not have the full jest. Would that be acceptable to you then? Mr. Irby replied "Certainly, and really kind of pay attention and try to get that stuff in here and I have talked to a lot of people who have come to meetings who said their comment wasn't even in the minutes, so I think we should try to work towards that to make sure we get that done. So if we are going to talk about those priorities, I don't have anything else at this time.

Mr. Malella asked Dennis Richards, City Manager, if it was common place for Public Comments to put all this stuff in there? We did cover hangar increase but weren't specific. Mr. Richards advised the board that we do not necessarily do verbatim minutes on a meeting of this nature. Mr. Raiter suggested that maybe just a reference to the citizen that spoke and the topic should be there and we have a recording if we need verbatim... We missed it.

- 5. **FBO Written Report** –Effects of the economy are really hitting Kelso Aviation hard. The sale of Av Gas in the last two months has plummeted. Some good news, fire season patrol has started for Weyerhauser but the bad news is we are probably only going to do about half of what we normally do because nobody is buying timber. This year they have a rule and that is when they have a mill shut down, they shut down the harvesting in the forest as well which means they do not require us to fly. No jets landed even on the corporate flying side. On the good side there has been commercial helicopter activity with basically staging in Kelso and working over in the Mist area doing seismic work, so they are pretty hot after some gas and oil, so that could be something with potential for the area. On the Maintenance side, it is like someone flipped a switch out there, hardly any work. Some guys are just parking planes and not doing annual inspections and some are just selling planes.
- 6. **Airport Manager Report** Wildlife situation is about the same, but for some unknown reason a deer are now at the airport and one appears to be comfortable with people, cars and trucks. I saw it walking down the middle of Parrott Way and then also on the runway. A plane had to do a hop maneuver just to avoid hitting it, so we will continue the hazing that we do until we can get rid of the habitat of the wildlife at the airport.

Last time I briefed you on the second row of T-hangars was ready to start, concrete has been poured and cured, and steel has arrived. In the meantime the developer's crew took a job elsewhere as was looking for work to keep them busy while waiting for the items at the airport to be completed. He should be back here in a week or two and will complete the hangars as fast as possible.

The ultra lights that were on the corporate ramp are gone. City Enforcement Officer came out and tagged them and they were immediately gone. Also did not have a chance to get this in the written report, but the City Manager was out at the airport and he instituted some

movement on the Beech Craft and now it is also gone. I think it is ok; it is not gone from the airport property, but gone from sight.

Vegetation spraying has been done. No noise complaints. We did have a break-in at the EAA building. There is a police report on file. We initially thought that nothing was taken, but Dwight Irby has since discovered that a leaf blower and an electrical drill are missing

We have a few open hangars and are aggressively trying to fill them up. Hangar waiting list is essentially down to zero. I am working with other airports in the area for example, Pearson Airfield, they are at capacity for hangars and I have asked him to send some inquiries this way.

We do have some hangars with some extensive door issues. One has a beam that really needs attention; one has a situation where the concrete meets the metal runner guide is crumbling away and another with some roller issues.

7. Public Works Director Report

- **A.** Master Plan Update Jerry Sorrell-COG-Project Manager for Master Plan for City of Kelso. Hand out was given out with key points highlighted. Jerry would like to meet wit the Port of Longview and Cowlitz County. He will contact the County Commissioners office and the Port to meet with the Port at a workshop meeting which is the 2nd meeting of the month. Is also talking with the railroad about safety issues and concerns.
- **B. Proposed ordinance housekeeping updates** Last month we heard from several people talking about how the rate increase on hangars had not been clear. In reviewing the way we structure our ordinances for all other fees, we find they are done by resolution as authorized by ordinance, David would like to do the same for the Airport as well. He is proposing to take to the Kelso City Council is all the hangar rates that the Airport passed in 2008, the North Ramp tie down rates (which we have been doing based on what the FBO has been charging) to establish that rate at \$33.50 plus lease hold and to establish the new security card rates as the first one is free and after that they will be \$5.00 per card for replacement or extra cards.

Motion to draw up a Resolution and to revise the Ordinance for all hangar rates, tie down rates and security card fees at the airport. Motion Second. Motion passed. Members Malella and Dietz voting yes and Member Botero voting no. Member Raiter left meeting earlier.

C. Priority Maintenance List – May 2009 and July 2009 updates are attached. David Sypher distributed the priority list that he gave out in May that we (city) requested Board input on. This is the same list modified slightly with the suggested priorities 1 thru 11 the Airport Board adopted for our budget in November 2008. We have been going down the list working on what we can to get them done. Mr. Botero had inquired about the order of the FBO building windows which we were in the midst of acquiring quotes for the FBO windows. At the request of Mr. Botero, we deferred the bid award so this board could have the opportunity to re-affirm or revise their list of priorities.

Mr. Malella gave a recollection of the workshop priority list back to 2008 as well as the list that we set in November 2008 for 2009 and 2010 budget years and voiced his recommendation to do the paving of the FBO Ramp in 2009 and moving the windows to 2010.

Dwight Irby – "On the paving it definitely needs to be done. In 1999-2000, I went to almost every Airport Board Meeting and preached about the east side because we needed to get it done so the Airport Manager at the time would have a place to park their cars and be a little decent. Well, we could never seem to get it done. Well it would

have been done really cheaper. I don't know what the bid was at the time, I think it was \$4,000 or something for an overlay on east side, but we didn't get it done for whatever reason. At that time the parking lot looked as good as where we are driving our airplanes today. If we don't get it done, it is not going to be there."

"There is another safety issue and that is a 4" dip right where you drive by Denny's window. In the winter time, if that dip happens to freeze and a twin or an airplane comes up there and picks up that ice, not only is it going to damage his plane, it could slide into the FBO building or pick up ice and throw it in and kill someone right through the window. So it is a hazard and that hazard's been there for some time and we have brought it up time and time again. So anyways, I feel it is a #1 priority and from talking with everybody I really don't know how it got through the cracks."

"I would like to touch on Denny's painting there. The little t-stripes are fading for sure, but they've got a tie down for each wing and a tie down for the tail. You can hardly miss it, you know. So I don't think that would really be a top priority. Going back, I like the idea of giving it to Mike. I think Mike could probably do that in probably 6 hours and you know in whatever 10 gallons of paint and it would be done. I can't imagine this costing over \$1,500 to do that whole parking lot where Denny is at and be new. That's tops and a lot of money So on that regards that's what I wanted to say on that."

"I hate to change gears but I want to switch gears a little bit. I want to talk about doors, but the doors on the hangars I hate to see us waste money, if we get Overhead Door or somebody like that out there. Whatever, I mean I've seen em and I've worked with em and it's just all in vain. It is just a temporary kind of fix. So something I want to suggest, I've suggested earlier and before previously, the only way to fix them and I am a retired general contractor so I know a little about what I am talking about, is they sell doors now that's got a steel frame called a bi-fold. It would slip right in there, pull them doors off, slip it in there and the bi-fold would go up and enforce the whole side of the building. You would have to do it on every one on each side. You could do 6 at a time if you had too. That would fix the doors and it would be permanent. You could probably get a little more money out of your hangars for doing that. And that is really the only properly way to fix them because they have settled so bad for the 30 years that the building has been there, that I don't think we could fix them because the big beam that hangs out the now support because you have to have an open deal and is sagging and I don't really see a way to fix that. But anyways, it is just a thought that we might keep it in mind because I think you can get them doors, they are getting cheaper every day, they really are, the bi-folds because more people are selling them and I am going to guess just off the top of my head. Jerry and I went to a convention in Arlington last year, but I think they were somewhere about \$5,000. You could get one of those doors, well 5 x 6 is \$30,000, you could go out there and spend 10-12,000 fixing something that is just going to be junk and I mean junk, because they are just not working." So any questions, I'd be glad to try to work with you and I'm out there and I just love the airport, I am not making any money, no axe to grind either way, I just want to help whenever I can."

Motion made: To move FBO West Apron Overlay back to 2009 and move the FBO Windows and Repaint Markings to 2010. Motion Second. Motion Passedall voting yes.

D. Condominium and Segale Property Concerns – This was addressed by Don Bell hoping that the Airport Board would send a recommendation to Kelso City Council that they need to act forthwith to protect the airport. This was addressed by the report from Jerry Sorrell on the Master Plan update.

- E. Miscellaneous George Raiter, Airport Board Member, Cowlitz County
 - **1.** Jerry Sorrell County is not accustom to inviting people to their meetings, you just come in and tell us or call at our basic number 577-3020 whoever answers can schedule you for a workshop, if it is a public meeting, then Vicky can do that. Apologize for not following up.
 - **2.** Received a letter from Dennis Richards, City Manager about Memorandum of Understanding (MOU). We currently have a MOU that all parties have signed and for us to delve into that we would like to workshop and have a look at the entire MOU which would include for the commissioners point of view at least, more money would also have to include some influence on how it is spent, outside of the advisory role which we don't necessarily agree with. Whereas, Kelso City Council carries the larger burden that makes all the decisions, if that also were to be divided equally as well as the governing structure. Gave 911 as an example all entities contribute and the governing structure is composed of elected officials that oversee 911 even though they are all county 911 employees, they actually work under the broader structure of the 911 Board. This issue was tabled.
 - **3.** Have been talking with staff and City Manager about Rural Development Monies. The cash flow is well under our expectations, so it appears to re-open new projects for Rural Development Monies to even look at those and try to get a list would make more sense to do this in February rather than have to take the time to do it now and then have it be wrong. It would be better to have accurate engineering costs than outdated ones.

Meeting Adjourned at 4:35 pm.		
Becky Hill, Recording Secretary	Darold Dietz, Chairman	

The next meeting is August 13, 2009 at 3:00 PM at City Council Chambers at 203 S. Pacific.